

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
Regular Meeting, December 3, 2004  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123  
Hearing Room - 9:00 a.m.**

**ROLL CALL**

**ADMINISTRATIVE**

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

**1. Director's Report to the Commission**

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Finances and Budget
- GP 2020 Meeting Schedule

**CONSENT AGENDA**

**2. Public Request to be Heard**

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

**3. Approval of Minutes:** October 15, October 29, and November 5, 2004.

**CONTINUED ITEMS****4. National Quarries Granite Saws and Polishing Plant; Major Use Permit Modification, P87-061W', Bonsall Community Planning Area (Sibbet)**

The last Major Use Permit for the granite saws and polishing plant was approved for 15 years and has expired. This Modification is now required to continue the operation. The Modification was submitted prior to the last Major Use Permit expired. No change or increase in the sawing or processing plant activity is proposed. The cutting and polishing of granite is considered a secondary use to the nonconforming quarry on the same property, which has been in operation since 1942. The large diamond bit circular saw was replaced in the late 1990s with two diamond wire saws that have improved technology and produce less noise. This use is classified as Mining and Processing pursuant to Section 1810 of the Zoning Ordinance and pursuant to 2825c of the Zoning Ordinance; approval of a Major Use Permit is required to operate the saws and polishing plant within the S82 Extractive Use Regulation. The General Plan designates this site as (18), Multiple Rural Use. The 210.9-acre property is located to the northwest of the intersection of Par Valley Drive and Twin Oaks Valley Road.

This item was continued from June 25, 2004 until August 6, 2004. Then the applicant was granted another continuance until October 1, 2004 for research on the nonconforming status of the mining operation. Then DPLU was granted another continuance until December 3, 2004 to complete a Director's Decision on the nonconformity of the mining operation. Staff will update our progress and schedule another hearing.

**REGULATORY PROJECTS****5. Appeals of Environmental Studies Requirements for Horizon View Estates, TM 5194RPL<sup>2</sup>, Ramona Community Planning Area (Esperance)**

These appeals have been forwarded to the Planning Commission as required by the San Diego County California Environmental Quality Act (CEQA) Guidelines Article 6.3.

These are appeals of the Director of Planning and Land Use determination that a cumulative traffic impact analysis, a cumulative agricultural impact analysis and additional information regarding impacts to biological resources are necessary in order to have a complete application for the project. A Mitigated Negative Declaration was prepared for the project and, during the public review period (January 8, 2004 through February 9, 2004), comments were received regarding impacts to aesthetics, agriculture, biology, cultural resources, fire hazards, hydrology, traffic, and water resources. As a result, the applicant was requested

to provide additional technical information including a cumulative traffic impact analysis and additional information regarding impacts to biology, to address the comments. At that time, the applicant was not requested to provide information regarding cumulative agriculture impacts. The applicant did not appeal these requirements. On June 15, 2004, the applicant provided additional information in response to the Department of Planning and Land Use (DPLU) letter of February 23, 2004. This additional information included a revised traffic impact analysis, however that analysis did not include a cumulative traffic impact analysis, as requested on February 23, 2004. On August 17, 2004, the applicant was again requested to provide the cumulative traffic analysis information. In addition, the DPLU also evaluated with this submittal, the potential for cumulative agriculture impacts as a result of the project and requested that the applicant revise the Agriculture Analysis prepared for the project by expanding the section discussing cumulative impacts. The applicant appealed on August 27, 2004.

The DPLU also attempted to determine that the applicant's June 15, 2004 submittal was adequate to resolve comments from the Wildlife Agencies regarding biological impacts. The Agencies did not agree and their comments were transmitted to the applicant on September 16, 2004, with a determination that additional information was needed in order to respond to the Agencies comments. The applicant appealed this determination on September 28, 2004.

These appeals were originally scheduled to be considered by the Planning Commission on October 15, 2004. On October 5, 2004, the applicant requested that the hearing be delayed. The DPLU agreed to re-schedule the appeals to the December 3, 2004 meeting.

The project, TM 5194RPL<sup>2</sup> proposes to subdivide 289 gross acres into 36 lots ranging in size from 5.5 net acres to 9.8 net acres. The site is subject to Policy 1.3, the Estate Development Area Regional Category and the (18) Multiple Rural Use Land Use Designation of the Regional Land Use Element of the General Plan. The (18) Multiple Rural Use designation requires minimum parcel sizes of 4, 8 and 20 acres, depending on the slope of the proposed parcel. Zoning on the site is split between the A70, Limited Agriculture Use Regulations with a four-acre minimum lot size and the A70 Use Regulations with an eight-acre minimum lot size. The site is located on the south side of Highway 78, two miles northwest of Ramona, on either side of Horizon View Drive in the Ramona Community Plan Area.

**6. Cingular Wireless Cell Site; Major Use Permit P04-027, Bonsall Community Planning Area (Caldwell)**

Major Use Permit to locate and operate an unmanned cell site and associated equipment at 2440 E. Vista Way, Vista, CA. The site is located within the 1.55 Country Residential Development Area (CRDA) Regional Category and the (1)

Residential Land Use Designation of the General Plan. The project is consistent with the General Plan because cell sites are anticipated by the (1) Residential Land Use Designation that provides for civic use types such as Minor Impact Utilities. The project site is zoned (RR1) Rural Residential Use Regulation which requires a Major Use Permit for cell sites.

7. **4S Ranch Planning Area 40; Zone Reclassification (R04-005), Tentative Map (TM 5342RPL), Site Plan (S03-075), San Dieguito Community Planning Area (Murphy)**

This is a request for a Tentative Map for a one-lot condominium subdivision map with 206 condominium units in Neighborhood Area 3.2 of the 4S Ranch Specific Plan. The parcel is 11.84 acres and is zoned (P) Provisional RV18, Variable Residential Use Regulation. A Site Plan is required for the proposed project pursuant to the 4S Ranch Specific Plan, which placed a Special Area Regulation Designator "D1" on the parcel, and therefore requires the parcel to be developed pursuant to a Site Plan. A Zone Reclassification is also being requested to change the height designator from G (35 feet, 2 stories) to H (35 feet, 3 stories). The property is located on the northeast side with the intersection of future Camino San Thomas and 4S Ranch Parkway, approximately 650 feet north of Rancho Bernardo Road.

8. **Hamilton/Sprint; Major Use Permit P03-088, San Dieguito Community Plan Area (Murphy)**

This is a request for a Major Use Permit to authorize the location of a wireless telecommunications facility for Sprint PCS. The project proposes to locate a forty-one (41) foot faux palm tree (Monopalm) for a wireless telecommunications facility on the subject property at 17576 Via del Bravo, in Rancho Santa Fe. The facility will incorporate three internal panel type antennas concealed within the "pineapple" portion of the tree. Three live Queen palms are proposed to be planted (two at 25 feet and one at 32 feet in height), as well as landscape screening for the proposed retaining wall around the equipment cabinets. The equipment lease area is 8 feet, 10 inches by 17 feet, 10 inches. The site currently has an existing Nextel wireless telecommunication facility also designed as a Monopalm. The Sprint equipment shelter will be placed to the south of the existing Nextel equipment shelter. A single-family residence also exists on the subject property. An existing private road from Del Dios Highway will provide maintenance access to the site.

9. **AT&T Wireless Facility; Major Use Permit P03-099, Jamul/Dulzura Community Planning Area (Forsythe)**

The project is an unmanned wireless telecommunications facility consisting of two sectors with two antennas for each sector mounted to an existing metal water tank. The antennas will extend approximately 4.5 feet above the top of the water tank. The radio and power equipment will be located southwest of the water tank on a new slab approximately 20 feet long and 10 feet wide. The existing grade will be lowered approximately 5 feet and retained by a new masonry wall standing 8 feet in height. The antennas will be painted to match the water tank. The property is subject to the (23) National Forest and State Parks Land Use Designation, is zoned A72 General Agriculture and is also subject to the "A" Agricultural Preserve Designator. The project is located 19354 Lyons Valley Road in the Jamul-Dulzura Community Planning Area.

**ADMINISTRATIVE**

- 10. Report on actions of Planning Commission's Subcommittees.
- 11. Designation of member to represent Commission at Board of Supervisors.
- 12. Discussion of correspondence received by Planning Commission.

**DEPARTMENT REPORT**

- 13. Scheduled Meetings.

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**DEPARTMENT REPORT**

**13. Scheduled Meetings**

December 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
January 7, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
January 21, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 4, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 18, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 4, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 18, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 1, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 15, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 29, 2005	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

**This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".**

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## **ADJOURNMENT**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.